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CIA Expansion - Bid Package 2

Bid Package 2 includes construction of a 1.2 million square-foot office/computer facility, a 4,000 square-foot visitor center, site work, road work, and landscaping. Foundations for the office/computer facility are currently being installed under Bid Package 1.

The office/computer facility is a six-story, steel frame structure. The base consists of precast concrete installed over poured concrete walls. The two towers of the building are a unique double-wall design. There is an exterior glass curtain wall and interior wall which has an integral RFI shield. The shield will be continued through roofing and ground slab. Stringent quality control of the RFI shield will be required, and work will be subject to instrumented testing by Government specialists.

The interior of the facility will contain in excess of 500,000 square feet of computer access flooring. Also contained will be numerous laboratories requiring special electrical and mechanical systems. Mechanically, the facility will be served by multiple variable air volume systems. Electrically, the facility will contain a heavy-duty, multiple buss distribution. One of these busses will be supported by an extensive uninterruptible power system. All major building systems will be under control of an automated building management system. Fire safety will be provided through a combination of smoke and rate-of-rise detectors logically connected to a fully sprinklered suppression system. Vertical transportation will include both elevators and escalators.

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The visitor center will be approximately 4,000 square feet and will require no unique construction. Site work, road work, and landscaping will be that required to redistribute substantial soil stockpiles and return the site to a finished condition.

Special conditions include:

1. Foreign Ownership, Control and Influence (FOCI). Completion and certification of form DD441S is required. Information on this form is subject to review and approval by the Central Intelligence Agency (CIA) before contractors are permitted access to the site.
2. Personnel Security. All contractor personnel permitted access to the construction site will undergo security investigation.
3. Work Hours. Work hours will be strictly enforced by the CIA. All bidders should base plans on meeting required operational dates without exceeding a standard 40-hour workweek.
4. Restricted Area. All work will be confined to a restricted area within the CIA compound. All material deliveries will have to be tightly scheduled to take advantage of the limited staging area available.
5. Key operational dates required of the contractor are:
 - a. 31 December 1985 - beneficial occupancy of visitor center and associated roads and parking lot

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- b. 1 January 1987 - Partial beneficial occupancy of the office/computer facility
- c. 1 July 1987 - Complete beneficial occupancy of the office/computer facility

Failure to meet any of these dates will result in a penalty of \$5,000.00 per day.

Total cost of this bid package is expected to be in the range of \$100 million.

Prepared for possible GSA submission to SBA for decision on set-aside.